

# \$89,000 - #105, 5418 52 Street, Camrose

MLS® #A2233243

**\$89,000**

2 Bedroom, 1.00 Bathroom, 770 sqft

Residential on 0.00 Acres

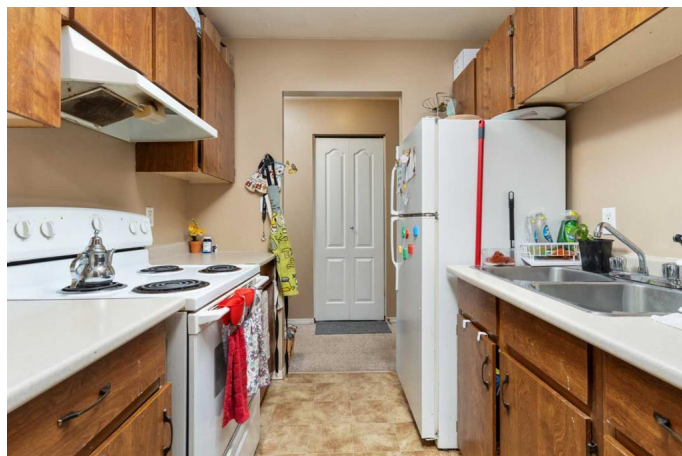
Sparling, Camrose, Alberta

Welcome to one of the large 2-bedroom units in the highly sought-after CityGate community! This main-floor unit condo offers unmatched value and comfort in a recently updated and secure building. With extensive exterior renovations completed, CityGate seamlessly blends modern upgrades with the charm of a well-maintained property. Step inside to discover a bright, airy living space filled with natural light from extra windows—an exclusive perk of this end-unit layout. The galley-style kitchen provides ample counter and cabinet space, while the open-concept living and dining areas allow for flexible furnishing options to suit your lifestyle. Perfect for students, seniors, or savvy investors, this condo checks all the boxes. Located just steps from coin-operated laundry and featuring affordable maintenance fees and a secure entrance, it offers convenient, low-maintenance living. Don't miss your chance to own this rare gem in CityGate—spacious, sun-filled, and move-in ready.

Built in 1981

## Essential Information

MLS® #	A2233243
Price	\$89,000
Bedrooms	2
Bathrooms	1.00



Full Baths	1
Square Footage	770
Acres	0.00
Year Built	1981
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

### **Community Information**

Address	#105, 5418 52 Street
Subdivision	Sparling
City	Camrose
County	Camrose
Province	Alberta
Postal Code	T4V 4A6

### **Amenities**

Amenities	Parking, Trash, Coin Laundry
Parking Spaces	1
Parking	Stall

### **Interior**

Interior Features	Laminate Counters, No Smoking Home
Appliances	Electric Stove, Refrigerator
Heating	Boiler, Natural Gas
Cooling	None
# of Stories	4

### **Exterior**

Exterior Features	None
Construction	Wood Frame

### **Additional Information**

Date Listed	June 25th, 2025
Days on Market	5
Zoning	R3

### **Listing Details**

Listing Office                      RE/MAX Real Estate (Edmonton) Ltd.

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